

FEE \$10.00

PERMIT # 10887



FENCE PERMIT

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

THIS SECTION TO BE COMPLETED BY APPLICANT

PLOT PLAN

PROPERTY ADDRESS 2493 Lake Park Court
 TAX SCHEDULE NO. 2701-334-31-011
 PROPERTY OWNER Joe Grande
 OWNER'S PHONE 241-7765
 OWNER'S ADDRESS 2493 Lake Park Court
 CONTRACTOR Taylor Fence
 CONTRACTOR'S PHONE 241-1473
 CONTRACTOR'S ADDRESS 832 21 1/2 Rd
 FENCE MATERIAL Pvc
 FENCE HEIGHT 4' Tall

see the Attached
Drawing

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s).

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater.
 SPECIAL CONDITIONS 4' fence must be Side 15' from PL Rear _____ from PL
open - 6' fence OR IN LOCATION SHOWN ground

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 5-5-5B of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply.

I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s), at the owner's cost.

Applicant's Signature Joe Grande

Date 4-20-01

Community Development's Approval Bill Nuth

Date 4-20-01

City Engineer's Approval (if required) _____

Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

Fountain Greens Subdivision
Lake Park Court

R=38.00

N89°48'09"E 85.94'

22.00'
22.00'

156.77'

S00°11'29"E
22.00'

N89°48'01"E 65.77'

33.95'

31.82'

S68°23'24"E
14.86'

$\Delta=26^{\circ}57'29''$
 $R=38.00'$
 $L=17.88'$
 $Ch=17.71'$
 $BRG=S60^{\circ}04'0''$

N44°48'31"E
35.36'

14' Multipurpose Easement

14' Multipurpose Easement

Lot
11A
5702 SQ. FT.

HOUSE
Lot
11B
5727 SQ. FT.

DN
6ME

S00°11'29"E 100.34'

S00°11'29"E 65.96'

2493A

2493B

$\Delta=90^{\circ}01'06''$
 $R=20.00'$
 $L=31.42'$
 $Ch=28.29'$
 $BRG=S44^{\circ}49'04''W$

Tract A

10' Utility Easement by this Plat

26.00' 14.00'

10' Irrigation Easement

58.95'

10.92'

30.00'

S89°49'37"W

99.87'

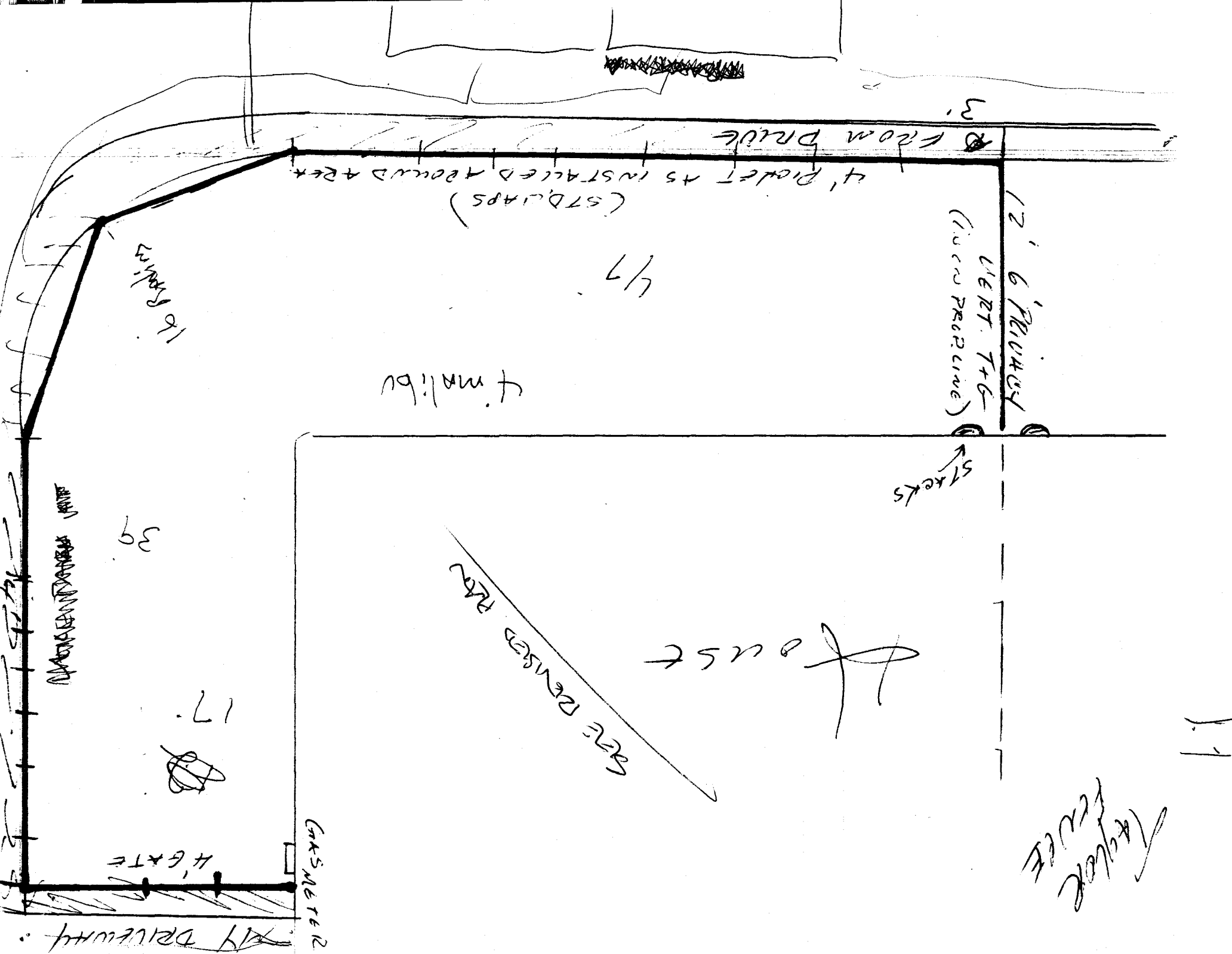
N 20°12'41" W
887.99'

20' Utility Easement

6' FENCE

4' OPEN FENCE

C



3' FROM DRIVE
4' RIDGEL AS INSTALLED AROUND AREA
(STAIRS)

12' 6' PRIVACY
VERT. T+G
(UNDER PRICED LINE)

4 millibv

4/7

STAIRS

SEE DENISED PLAN

Taylor

Taylor
Taylor

39

17.

4' GATE

GATE METER

BY DRIVEWAY

1.1

Apr-16-01 01:33P

P.01

Joe Grande

**ADMINISTRATIVE DECISION
GRAND JUNCTION, COLORADO**

FOR)	FINAL DECISION
)	
)	FPP-1999-183R
Fountain Greens LLC)	
PO Box 1260)	
Boulder, CO 80306)	

An application by Fountain Greens LLC, requesting approval of a minor change to the approved plan and plat for Fountain Greens Filing 1, to allow a four-foot high open fence in the setback adjacent to Tract A (shared driveway), was reviewed administratively by the City of Grand Junction on April 16, 2001. Fountain Greens is located at the southwest corner of 25 Road and Fountain Greens Place in a PID zone district. The lots affected by this decision are lots 10-13, block 1, Fountain Greens Subdivision as recorded in plat book 17, pages 237-239.

After reviewing various data, the Administrator approves the minor change upon a finding that it complies with the Growth Plan and Sections 5-5-5 and 7-5-6 of the City of Grand Junction Zoning and Development Code with the following condition/clarification.

- Note 5 on the Fountain Greens Subdivision Building Envelope Siting Plan is changed to read:

"No fences or hedging taller than 30 inches shall be located within the setback adjacent to Tract A (shared driveway). Open fences up to forty-eight (48) inches in height are acceptable."

See general regulations for fence height in front yards for clarification of the definition of an open fence. (Section 4.1.J.1.a, Grand Junction Zoning and Development Code)

Bill Nebeker

Bill Nebeker
Senior Planner

4-16-01

April 16, 2001

c: Donald Humphrey
Brian Hart

Post-It® Fax Note	7671	Date	4-16-01	# of pages	1
To	TONY BOTTAGARO	From	BILL NEBEKER		
Company		Co.			
Phone #	C: HUMPHREY	Phone #			
Sum	HART	Fax #			

WORK ORDER

TAYLOR FENCE COMPANY

Ready

TO Mr Joe Grande
Po Box 60291
GJ Co 81506

DATE 3-8 20 01

W 5254

PHONE 241-7765

CUSTOMER'S
ORDER NO.

TERMS Job 2493 Lake Park Court unit B

SALESMAN Terry D

QUANTITY	DESCRIPTION	PRICE
120	Fountains Green 25-GRd 48" white malibu pvc Pvc Fence	
40	1 3/4 x 3 1/2 x 6 Top + Bottom Rails	
13	7/8 x 1 1/2 x 48" pickets Sit n Install	
3	4" x 4" x 5'6" Line post Locate# 119527	
4	4" x 4" x 5'6" Ends	
20	4" Flat caps	
20	Bottom steel Inserts	
12	6 white solid pvc	
4	1 1/2 x 5 1/2 x 6 Top + Bottom Rails	
2	Bottom Inserts	
24	7/8 x 6" x 6' pickets	
1	5" x 5" x 9' Line post	
2	5" x 5" x 9' pvc Ends	
3	5" Flat caps	
1	4" steel Insert	
1	4" malibu gate with Hand	

See the attached Drawing

From: Bill Nebeker
To: Faye Gibson; Nishi Aragon; Rhonda Edwards; Senta Costello
Date: Thursday, April 12, 2001 10:48AM
Subject: Fence Permit at 2493 Lake Park Court

The owner, realtor or builder at 2493 Lake Park Court will be coming in soon seeking a fence permit to construct a 4-foot high fence adjacent to Tract A - the shared driveway. Currently the building envelope siting plan for Fountain Greens Filing 1 prohibits anything over a 2.5-foot fence. However the applicant has applied for a minor change to the plan to allow for a 4-foot open fence, similar to what's allowed in front yards anywhere else. Staff will be supporting this minor change request. If the owner, realtor or other person brings in the permit prior to approval of the minor change, which is scheduled for Monday April 16th, please direct the fence permit to my attention. Thanks

bill